

September 14, 2018

Mr. Eric J. Chodnicki  
Daft McCune Walker, Inc.  
501 Fairmount Avenue  
Suite 300  
Towson, Maryland 21286

Re: Timonium Light Rail Station – Park and Ride  
Forest Buffer Variance  
Tracking # 03-18-2800

Dear Mr. Chodnicki:

A request for a variance from Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains was received by the Department of Environmental Protection and Sustainability (EPS) on August 31, 2018. This variance seeks to defer the application of the regulations, referred to as the Forest Buffer Law, on this approximately 15.3-acre property until such time as the individual parcels which comprise the property are tendered for redevelopment. The Forest Buffer Law is being applied in conjunction with a pending, existing conditions Limited Exemption Development Plan and associated record plat for the reconfiguration of Parcel 500, Parcel 568 and the lot lines which comprise this site. The property currently consists of Greenspring Drive (a County road), and parking lots for commuters utilizing Maryland Transit Administration Light Rail and Park & Ride facilities. No redevelopment is proposed, nor are any additional building lots being created as part of this current Limited Exemption Development Plan and associated record plat.

This Department has reviewed your request and has determined that a practical difficulty exists, in that the existing structures and uses of the property predate the Forest Buffer Law. Furthermore we find that in this case, full application of the Forest Buffer Law to a lot line adjustment or reconfiguration where no additional lots or development is currently proposed would be onerous. Therefore, we will grant this request in accordance with Section 33-3-106(a)(1) of the Baltimore County Code, with the following conditions:

1. Future redevelopment of any lot, parcel, or tract of this Limited Exemption Development Plan shall be evaluated and a determination made by the EPS director as to the extent of compliance with Article 33, Title 3 of the Baltimore

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County Code at such time as a development proposal for any such unit of land is submitted for Baltimore County approval.

2. The following note must appear on all subsequent plans submitted for this project:

- “A variance was granted on September 14, 2018, by the Baltimore County Department of Environmental Protection and Sustainability (EPS) from Article 33, Title 3, the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The requirements of this Law are deferred until individual units of land which comprise this property are redeveloped, at which time the extent of compliance with Article 33, Title 3 shall be determined by the EPS director.”

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and a new variance request. Furthermore, the granting of this variance does not exempt future redevelopment of any lot, tract, or parcel comprising this site/property from full compliance with Article 33, Title 3 of the Code.

Please have an authorized representative sign the statement on the following page and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please contact Mr. Michael S. Kulis at (410) 887-3980.

Sincerely yours,

David V. Lykens  
Deputy Director

DVL/msk

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I/we agree to the above conditions to bring my/our property into compliance with Law  
for the Protection of Water Quality, Streams, Wetlands and Floodplains.

\_\_\_\_\_  
Representative's Signature                      Date

\_\_\_\_\_  
Signature    Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name